

095.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

1,163,200 / 1,163,200

USE VALUE: 1,163,200 / 1,163,200

ASSESSED: 1,163,200 / 1,163,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		UPLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WONG MELISSA	
Owner 2: ROBSON SCOTT	
Owner 3:	
Street 1: 32 UPLAND RD	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: LANDWEHR JOSHUA J -	
Owner 2: LANDWEHR MICHELLE -	
Street 1: 32 UPLAND RD	
Twn/Cty: ARLINGTON	

StProv: MA	Cntry
Postal: 02474	Own Occ: Y

NARRATIVE DESCRIPTION	
This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2537 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

101	One Family	7500	Sq. Ft.	Site	0	70.	0.86	4												451,500							451,500
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			62489
101	7500.000	706,100	5,600	451,500	1,163,200		Legal Description			GIS Ref
							Legal Description			GIS Ref
							Legal Description			Insp Date
							Legal Description			11/14/18

PREVIOUS ASSESSMENT							Parcel ID	095.0-0004-0009.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	706,100	5600	7,500.	451,500	1,163,200		Year end	12/23/2021	!7822!
2021	101	FV	684,700	5600	7,500.	451,500	1,141,800		Year End Roll	12/10/2020	
2020	101	FV	683,700	5600	7,500.	451,500	1,140,800	1,140,800	Year End Roll	12/18/2019	
2019	101	FV	556,100	5600	7,500.	451,500	1,013,200	1,013,200	Year End Roll	1/3/2019	
2018	101	FV	383,900	5600	7,500.	387,000	776,500	776,500	Year End Roll	12/20/2017	
2017	101	FV	383,900	5600	7,500.	361,200	750,700	750,700	Year End Roll	1/3/2017	
2016	101	FV	383,900	5600	7,500.	309,600	699,100	699,100	Year End	1/4/2016	
2015	101	FV	374,500	5700	7,500.	277,400	657,600	657,600	Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code			Sale Price	V	Tst	Verif	Notes	
LANDWEHR JOSHUA	75015-181	1	6/30/2020				1,250,000	No	No			
CONNEELY MARTIN	70310-165		11/30/2017				1,075,000	No	No			
KENNEFICK RICHA	39589-484		6/17/2003				585,000	No	No			
KENNEFICK RICHA	30697-21		9/27/1999	Convenience			1	No	No	4		
	9345-406		1/1/1901				No	No		N		

BUILDING PERMITS													ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment					Date	Result	By	Name		
1/18/2011	40	Renovate	10,900					2ND FLOOR					7/16/2020	SQ Mailed	MM	Mary M		
8/5/2003	647	Redo Kit	5,000			G6	GR FY06						11/14/2018	MEAS&NOTICE	CC	Chris C		
6/17/2003	470	Inter-De	1,000					DEMO KITCHEN &					6/20/2009	Measured	189	PATRIOT		
													4/6/2000	Inspected	264	PATRIOT		
													11/9/1999	Mailer Sent				
													10/15/1999	Measured	263	PATRIOT		
													7/26/1991		JK			

